

# Clay County, Missouri Land Survey Document

## MONTCLAIR—SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI  
(Sheet 2 of 2)

### LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter of Section 33, Township 52, Range 13, and in the Northeast Quarter of Section 2, Township 51, Range 13, both in Kansas City, Missouri, known as follows: Commencing at the Northwest corner of Section 33, Township 52, Range 13, thence South 7° 40' East along the East line of said Southwest Quarter 100.97 feet; thence North 82° 53' West 112.50 feet to the Northeast corner of Section 33, Township 52, Range 13; thence North 82° 53' West 20.00 feet; thence South 82° 53' West 145.45 feet; thence North 81° 50' 30" West 502.30 feet; thence North 74° 11' 44" West 246.67 feet to the Southeastern corner of MONTCLAIR - FIRST PLAT, and so forth. Clay County Missouri. (more North 107.45' East along the Eastern line of said MONTCLAIR - FIRST PLAT, and so forth). Then North 73° 22' 42" East along said Easterly line 188.15 feet to a point on the Southerly right-of-way line of M.C. Sixth Street, and norwesterly continuing thereof Easterly along the Southerly line, or to a curve in the left, having an initial tangent bearing of South 62° 11' 22" East, a radius of 123.00 feet, a central angle of 174.80 feet, an arc distance of 262.10 feet; thence Easterly along said Southerly line, or to a curve in the left, having a radius of 31.40 feet, a central angle of 255.70 feet, an arc distance of 93.40 feet; thence North 51° 19' 30" East along said Easterly line, 101.62 feet; thence North 73° 22' 42" East, 213.50 feet; thence South 57° 18' 32" East, 76.38 feet; thence North 73° 22' 42" East, 31.02 feet; thence South 56° 30' 30" East, a radius of 31.50 feet, a central angle of 242.77 feet, an arc distance of 102.00 feet; thence South 62° 11' 22" East, a radius of 123.00 feet, a central angle of 174.80 feet, an arc distance of 262.10 feet to the true point of Beginning.

### DEDICATION:

The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision, and lot, and number be known as:

### MONTCLAIR - SECOND PLAT

**EXCERPT:** As assessed by the County Assessor for the purpose of locating construction activities, advertising and maintaining private roads and public rights-of-way, no premises, any or all of them upon, over, under and along the streets and described hereinbelow, provided that the assessment reported herein is subject to any and all existing assessments. When other assessments are determined for particular purposes, the use thereof shall be limited to that purpose only. All of the above assessments and any or all constructions which would interfere with the construction or reconstruction and/or public use and continuous operations of the proposed uses and specifically when such may be built thereon, or thereover, any structures, fences, driveways, curbs, gutters, trees, shrubs, and fences, nor shall there be any obstruction to and/or any hindrance to the public use of any part of the above described lots, and the same shall be subject to the same assessment as if the same were located on a public road, without the written approval of the Director of Public Works or to utility easements and/or the Director of Water Services as to water main extensions.

**STREETS:** The streets shown on this plat, and hereinafter not dedicated to public use as thoroughfares, are hereby so dedicated. **BUILDING LINES:** Building lines or setback lines are hereby established as shown on the accompanying plat, and no building or portion thereof shall be built between the same and the street line.

**PUBLIC AND PRIVATE:** Private open space is hereby reserved on the exterior of the Director's lot (Reference (22) Association as described in the Extension of Restrictions recorded with this plat).

**PLAT C:** Plat C (1.17 acres) is hereby reserved as Private Open Space and shall be maintained by the蒙特克罗家庭 Association as described in the Extension of Restrictions recorded with this plat.

### CITY PLAN COMMISSION

### PUBLIC WORKS

Montclair - Second Plat  
Montgomery County Missouri  
Approved May 16, 2002  
My Commission Expires May 22, 2003

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This plat and survey of MONTCLAIR - SECOND PLAT were prepared by John F. Lujan - Associates, Inc., REG. N. M. St. Chk  
KANSAS CITY, MISSOURI 64111.  
I HEREBY CERTIFY that the plat of MONTCLAIR - SECOND PLAT subdivision is based on an actual survey made by me or under  
my direct supervision and that each surveyor or engineer has signed the current Missouri Division Standards for Property Boundary  
Survey as authorized by the Missouri Board for Architects, Professional Engineers, and Land Surveyors and the Missouri  
Department of Natural Resources. I further certify that I have cooperated fully with all persons involved and responsible for surveying  
the property of surveyed and platting of subdivisions to the best of my knowledge, ability, and skill, including and belief,